

CITY COUNCIL REPORT



Meeting Date: July 3, 2018
General Plan Element: *Land Use*
General Plan Goal: *Support a diversity of businesses.*

ACTION

Series 7 (Beer and Wine Bar) Liquor License Request for 34-LL-2018 JOJO Coffee House. To consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 7(Beer and Wine Bar) State liquor license for a new location and new owner.

OWNER

JOJO Coffee LLC

APPLICANT CONTACT

Amy Nations

LOCATION

3712 N. Scottsdale Rd Suite 102

BACKGROUND

This request is for a Series 7 Beer and Wine Bar) liquor license for a new location and new owner.

APPLICANT'S PROPOSAL

The applicant is seeking a favorable recommendation on a Series 7(Beer and Wine Bar) liquor license. This allows the holder of a restaurant license to sell and serve spirituous liquor solely for consumption on the premises of an establishment which derives at least forty percent (40%) of its total revenue from the sale of food.

The applicant has indicated that this establishment will serve liquor between the hours of 6:00 a.m. to 8:00 p.m. Monday through Wednesday, 6:00 a.m. to 10:00 p.m. Thursday, 6:00 a.m. to 11:00 p.m. Friday through Saturday, and 6:00 a.m. to 3:00 p.m. Sunday; however, due to State liquor

Action Taken _____

license processing requirements, they are not required to notify the City or the State if they change their hours of operation.

IMPACT ANALYSIS

Reliability and Location

A.R.S. Section 4.-203.A and R19-1-702 Granting a License for a New Owner and Location

The capability, qualifications and reliability of the applicant has been shown, and the public convenience and best interest of the community will be substantially served by the issuance.

Restaurant

A.R.S. Section 4-205.02 and R19-1-206 Criteria for Restaurant Operations

This owner intends to operate this location as a restaurant according to the applicant's responses to the State's Restaurant Operation Plan categories: Personnel, Equipment, Menu, Live Entertainment, Bar Games/Televisions, Name of Establishment, Bar Seating Area and Dinnerware. This establishment is 2,517 sq. ft. in size. The bar service area is 220 sq. ft. or 9% of gross floor area, and the kitchen area is 378 sq. ft. or 15% of the gross floor area. The operational characteristics and floor plan qualify as a restaurant.

Outdoor Patio

There is no proposed or existing patio with this application.

Zoning

This site is zoned C-3 DO (Highway Commercial, Downtown Overlay). The C-3 DO district allows restaurants as a permitted use. The applicant has been notified of the City's expectation that the business will operate as a restaurant as defined by City Code.

Parking and Traffic

The surrounding street network provides sufficient access.

A total of 11 spaces are required for this use as a total of 20 spaces are provided on site. Parking is in compliance with the zoning ordinance.

Public Safety

Police Department: Recommendation No Opposition.

Major life safety issues: None noted.

Public Notice and Proximity

A.R.S. Section 4-201.B. Petitions from Persons in Close Proximity

The applicant has maintained the required posting notice for the State mandated 20-day period.

No petitions or protests were received during the 20 (twenty) day posting period.

COUNCIL OPTIONS & STAFF RECOMMENDATION

Council Options

The City Council has the option of recommending approval, disapproval or no recommendation to the Arizona Department of Liquor Licenses and Control.

Staff Recommendation

The City of Scottsdale staff has conducted a review and advises that the license request meets the criteria imposed for determining that the community's best interest is substantially served by the issuance of the liquor license and advises that the license request meets the criteria imposed for determining the capability, qualifications and reliability of the applicant.

Next Steps

The City Council's recommendation of approval, disapproval or no recommendation will be forwarded to the Department of Liquor Licenses and Control for their consideration. If the application is approved by the Department of Liquor Licenses and Control, the applicant should receive their license from the State within 105 days of original application.

RESPONSIBLE DEPARTMENT(S)

Wayland Barton, Planning Specialist, wbarton@Scottsdaleaz.gov
Planning and Development Services

Thomas Myers, Lieutenant, tmyers@scottsdaleaz.gov
Police Special Investigations

APPROVED BY



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov



Date



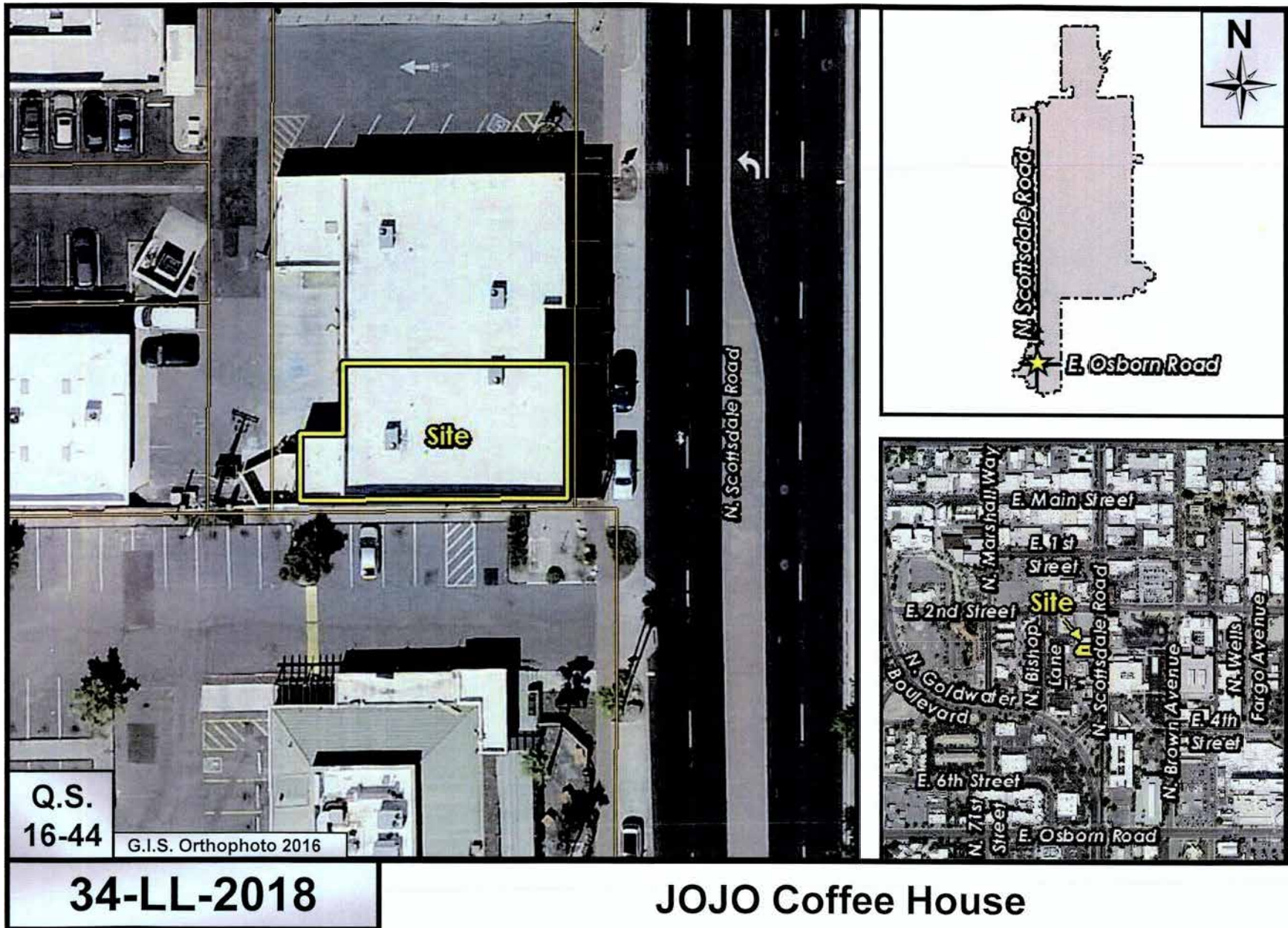
Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov



Date

ATTACHMENTS

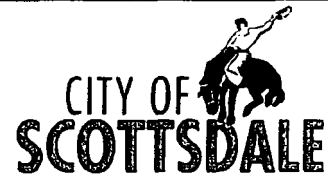
1. Map
2. City of Scottsdale Applicant Questionnaire
3. State Application (Front Page)
4. Floor Plan



Liquor License Questionnaire

(New Location)

Restaurants & Bars (Series 11, 12, 6, 3, 7, 13)



Please complete all questions and return within 3 business days.

Name of Business: JOJO Coffee House

Business Address: 3712 N. Scottsdale Rd. Suite 102 Scottsdale, AZ 85251

Total Gross Square Footage of Establishment (Minus the Patio): 2517 Square feet

Is this business under construction or being remodeled? ☒ Yes ☐ No

Does this business have an existing patio? ☐ Yes ☒ No Dimensions of patio _____

Does this business have a proposed patio? ☐ Yes ☒ No Dimensions of patio _____

Was liquor sold at this location prior to this application? ☐ Yes ☒ No

If **yes**, what type of license? _____

Is this business currently open? ☐ Yes ☒ No

If **yes**, is this business operating with an Interim license? ☐ Yes ☒ No

If **no**, what is the proposed opening date? 08/15/18

For Restaurants, Bars and Restaurants/Bars:

Will the bar service area be less than 15% of the gross floor area? ☒ Yes ☐ No*

Gross square footage of bar service area: 220 sq ft

(includes the floor area under indoor and outdoor bars and the floor area behind the bars used for storage, prep and serving of food or drinks. NOT kitchen/backroom storage)

Will the kitchen be less than 15% of the gross floor area? Yes* ☒ No

Gross square footage of kitchen: 378 sq ft

Will the full kitchen close before 9:00 p.m.? ☒ Yes* ☐ No

Will less than 40% of gross revenues be derived from the sale of prepared food? ☐ Yes* ☒ No

During what hours will the establishment offer liquor sales? 6a-8p M-W, 6a-10p Thur, 6a-11p Fri and Sat, 6a-3p on Sun

For admittance:

Will age verification be required/requested at any time during business operations? ☐ Yes* ☒ No

For admittance:

Is a cover charge required at any time during business operations? ☐ Yes* ☒ No

*May require a Conditional Use Permit

Please check **one** of the following that best describes the primary business operation:

☐ packaged retail ☒ restaurant ☐ bar ☐ personal service ☐ education service

☐ manufacturing ☐ hotel / tourist accommodation ☐ residential facility ☐ sports / theater

Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ www.ScottsdaleAZ.gov

Liquor License Questionnaire

(New Location)

Restaurants & Bars (Series 11, 12, 6, 3, 7, 13)



Please complete all questions and return within 3 business days.

Will this business feature any of the following:

Patron Dancing?	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No	Karaoke?	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No
Live Bands?	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No	DJ?	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No
Amplified music?	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No	Games?	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No
Adult Entertainment?	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No	Four or more pool tables?	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No
After hours?	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No			

*May require a Conditional Use Permit

Applicant Narrative:

ARS 4-201-G: Except for a person to person transfer of a transferable license for use at the same location and as otherwise provided in section 4-203, subsection A, in all proceedings before the governing body of a city or town, the board of supervisors of a county or the board, the applicant bears the burden of showing that the public convenience requires and that the best interest of the community will be substantially served by the issuance of a license.

1. I have the capability, qualifications and reliability to hold a liquor license because:

We will have strict liquor service policies, all of our employees will go through liquor law training.

2. The best interest of the community will be substantially served by the issuance of the liquor license because:

We would like the ability to offer our patrons coffee, beer, wine and small food items as we are located in an entertainment district.

3. Please describe your business:

A casual coffee house that will offer beer and wine.

The City's forwarding of a recommendation to the AZ Department of Liquor Licenses and Control does not waive and is not a substitute for the Licensee's obligation to comply with all state, local and federal laws, policies and regulations applicable to the license. The Recommendation is not a permit or regulatory approval to hold any events or construct or demolish any improvements. Zoning processes, building permit processes, and similar regulatory requirements may apply to Licensee's contemplated improvements and are completely separate from the Recommendation. Licensee shall be responsible to, separate and apart from this Recommendation, directly obtain all necessary permits and approvals from any and all governmental or other entities including the City's having standing or jurisdiction over the subject areas. For more information regarding zoning processes, building permit processes, and similar regulatory requirements and approvals please call 480-312-2611.

Print Name: Miranda Bustamante Signature:  Date: 06/12/18

Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ www.ScottsdaleAZ.gov



18 MAY 11 11:47 AM 4 83

Arizona Department of Liquor Licenses and Control
800 W Washington 5th Floor
Phoenix, AZ 85007-2934
www.azliquor.gov
(602) 542-5141

DLLC USE ONLY

License #	20870
Date Accepted:	5-11-18
CSR:	SG

Application for Liquor License
Type or Print with Black Ink

APPLICATION FEE AND INTERIM PERMIT FEES (IF APPLICABLE) ARE NOT REFUNDABLE
A service fee of \$25 will be charged for all dishonored checks (A.R.S. § 44-6852)

SECTION 1 Type of License

- ☐ Interim Permit
☐ New License
☒ Person Transfer (series 6, 7 and 9)
☒ Location Transfer (series 6, 7 and 9)
☐ Probate/ Will Assignment/ Divorce Decree (No Fees)
☐ Seasonal

SECTION 2 Type of Ownership

- ☐ J.T.W.R.O.S.
☐ Individual
☐ Partnership
☐ Corporation
☒ Limited Liability Co
☐ Club
☐ Government
☐ Trust
☐ Tribe
☐ Other (Explain) _____

- SECTION 3 Type of Privilege** ☐ Add Sampling Privilege for Series 9 and 10 only (Complete Sampling Privilege application)
A.R.S. § 4-206.01 (G), (H), (I) & (L)
☐ Add Growler privileges (restaurant, series 12, license only. 300-foot restriction applies)
A.R.S. § 4-207 (A) & (B)

1. Type of License (Series of license): Series 07

2. LICENSE # 07070265

SECTION 4 Applicants

1. Agent's Name: _____ Nations _____ Amy _____ S. _____
Last First Middle
2. Individual/Owner Name: JOJO Coffee LLC
(Ownership name for type of ownership checked in section 2)
3. Business Name (Doing Business As-DBA): JOJO Coffee House
4. Business Location Address: 3712 N. Scottsdale Rd. Scottsdale AZ 85251 Maricopa
(Do not use PO Box) Street City State Zip Code County
5. Mailing Address: PO Box 2502 Chandler AZ 85244
(All correspondence will be mailed to this address) Street City State Zip Code
6. Business Phone: Pending Daytime Contact Phone: 480-730-2675
7. Email Address: miranda@azlic.com

8. Is the Business located within the incorporated limits of the above city or town? ☒ Yes ☐ No
If you checked no, in what City, Town, County or Tribal/Indian Community is this business located? _____
9. Total Price paid for Series 6 Bar, Series 7 Beer & Wine Bar or Series 9 Liquor Store (license only) \$ 10.00

Fees: <u>200.00</u>		Department Use Only		<u>22.00</u>	\$ <u>222.00</u>
Application	Interim Permit	Site Inspection	Finger Prints	Total of All Fees	



Arizona Department of Liquor Licenses and Control
800 W Washington 5th Floor
Phoenix, AZ 85007-2934
www.azliquor.gov
(602) 542-5141

DLLC USE ONLY

License #
Date Accepted:
CSE: <i>AP</i>

Application for Liquor License
Type or Print with Black Ink

APPLICATION FEE AND INTERIM PERMIT FEES (IF APPLICABLE) ARE NOT REFUNDABLE
A service fee of \$25 will be charged for all dishonored checks (A.R.S. § 44-6852)

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- ☐ New License
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- ☐ Tribe
- ☐ Other (Explain) _____

SECTION 3 Type of Privilege

- ☐ Add Sampling Privilege for Series 9 and 10 only (Complete Sampling Privilege application)
A.R.S. § 4-206.01 (G), (H), (I) & (L)
- ☐ Add Growler privileges (restaurant, series 12, license only. 300-foot restriction applies)
A.R.S. § 4-207 (A) & (B)

1. Type of License (Series of license): _____

2. LICENSE # *07070265 / 20870*

SECTION 4 Applicants

1. Agent's Name: _____
Last First Middle

2. Individual/Owner Name: _____
(Ownership name for type of ownership checked in section 2)

3. Business Name (Doing Business As-DBA): _____

4. Business Location Address: *3712 N. Scottsdale Rd. Suite 102 Scottsdale Az 85251 Maricopa*
(Do not use PO Box) Street City State Zip Code County

5. Mailing Address: _____
(All correspondence will be mailed to this address) Street City State Zip Code

6. Business Phone: _____ Daytime Contact Phone: _____

7. Email Address: _____

8. Is the Business located within the incorporated limits of the above city or town? ☐ Yes ☐ No
If you checked no, in what City, Town, County or Tribal/Indian Community is this business located? _____

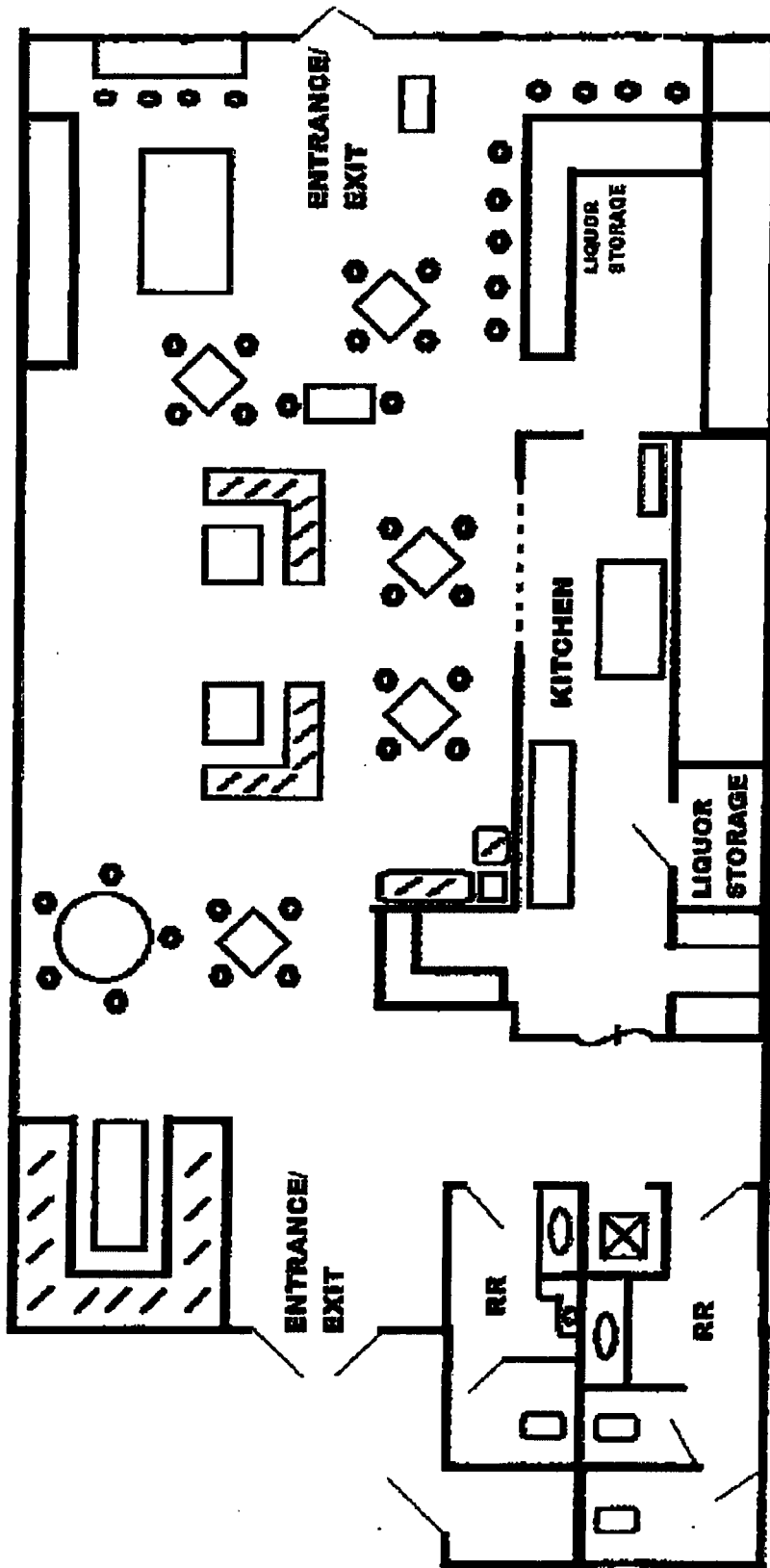
9. Total Price paid for Series 6 Bar, Series 7 Beer & Wine Bar or Series 9 Liquor Store (license only) \$ _____

Department Use Only

Fees: _____
Application Interim Permit Site Inspection

AMENDMENT

18 MAY 24 10:41 AM '18



2620 SQUARE FEET

AMENDMENT

Job # 20870
Nations, Amy, S
JoJo Coffee House

15 JUL 6 10:47:11 AM '93